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HYDERABAD, WEDNESDAY, APRIL 26, 2023.

NOTIFICATIONS BY GOVERNMENT

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**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT
DEPARTMENT**

(PLG.I(1))

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM OPEN SPACE USE TO RESIDENTIAL USE IN JEEDIMETLA VILLAGE, QUTHBULLAPUR MANDAL, MEDCHAL-MALKAJGIRI DISTRICT.

[Memo No. 11733/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)), 3rd April, 2023.]

The following draft variation to the land use envisaged in the notified Erstwhile HUDA Area Master Plan in Kukatpally zone segment approved vide G.O.Ms. No.288, MA dt: 03-04-2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy.No's: 25/P & 26/P of Jeedimetla Village, Quthbullapur Mandal, Medchal-Malkajgiri District for an extent of 1591.98 Sq.mts (1904 Sq.yds)., which is presently earmarked as Open space use as per the notified Erstwhile HUDA Area Master Plan in Kukatpally zone segment approved vide G.O.Ms.No.288, MA dt: 03-04-2008, is now proposed to be designated as Residential use, subject to the following conditions:

1. The applicant shall pay the Development/Conversion Charges to HMDA as per rules in force before issue of final orders.

2. The applicant shall comply the conditions laid down in G.O.MS No. 168, MA Dt: 07-04-2012.
3. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
6. CLU shall not be used as proof of any title of the Land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
8. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
9. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.

SCHEDULE OF BOUNDARIES

North : Industrial shed.
 South : about 30 feet wide kacha road.
 East : vacant land.
 West : 10 to 20 feet wide varying kacha passage

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR
 CHANGE OF LAND USE FROM CONSERVATION USE TO RESIDENTIAL USE IN KORREMUL
 VILLAGE, GHATKESAR MANDAL, MEDCHAL-MALKAJGIRI DISTRICT.

[Memo No. 14139/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)), 4th April, 2023.]

The following draft variation to the land use envisaged in the notified Master Plan -2021 vide G.O.Ms.No.288, MA &UD dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Sy.No.640 of Korremul Village, Ghatkesar Mandal, Medchal-Malkajgiri District, in an extent of 10817.97 Sq.mtrs., which is presently earmarked for Conservation Use in the notified Master Plan -2021 vide G.O.Ms.No.288, MA &UD dt:03.04.2008, is now proposed to be designated as Residential use zone **subject to the following conditions** .

- a) The applicant shall pay the Development/Conversion Charges to HMDA as per rules in force before issue of final orders.
- b) The applicant shall comply the conditions laid down in G.O.Ms.No.168, MA, Dt:07.04.2012.

- c) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- d) The applicant shall handover the area affected under proposed 30 Mtrs wide Master plan road to HMDA at free of cost through registered Gift Deed before undertaking any development on the site under reference.
- e) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- f) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
- g) CLU shall not be used as proof of any title of the Land.
- h) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- i) The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- j) If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
- k) To demolish the existing old sheds and old building before undertaking any development on the site under reference.

SCHEDULE OF BOUNDARIES

North : Neighbours land
 South : Neighbours land
 East : Neighbours land
 West : 50 feet wide Kutcha Road and Neighbours land

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PARTLY CONSERVATION USE AND PARTLY MANUFACTURING USE TO RESIDENTIAL USE ZONE IN NAGINEPALLY (V), BOMMALARAMARAM (M), YADADRI-BHUVANAGIRI DISTRICT.

[Memo No. 18302/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)), 4th April, 2023.]

The following draft variation to the land use envisaged in the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33 MA, dt:24-01-2013, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy.No.286/P, 287/P, 288, 289, 290/P, 291/P, 292, 337/P, 338, and 339 of Naginepally (V), Bommalaramaram (M) Yadadri-Bhuvanagiri District to an extent to Ac.103.02 Gts which is presently earmarked as Partly Conservation use and Partly Manufacturing use as per the notified Master Plan MDP-2031 issued vide G.O.Ms.No.33 MA, dt:24-01-2013, is now proposed to be designated as Residential use, subject to the following conditions:

- a) The applicant shall pay the Development/Conversion Charges to HMDA as per rules in force before issue of final orders.
- b) The applicant shall comply with G.O.Ms.No.106, MA, Dt.06.07.2020.
- c) The applicant shall comply the conditions laid down in G.O.Ms.No.168 MA, Dt:07.04.2012.
- d) The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
- e) If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
- f) The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
- g) CLU shall not be used as proof of any title of the Land.
- h) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- i) The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- j) If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
- k) To demolish the existing old sheds and old building before undertaking any development on the site under reference.

SCHEDULE OF BOUNDARIES

North : 30 feet wide road and Neighbours's land
 South : 40 feet wide road
 East : Owners's land
 West : Neighbour's land

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR
 CHANGE OF LAND USE FROM CONSERVATION USE TO COMMERCIAL USE OPEN LAND IN
 BACHUPALLY (V&M), NIZAMPET MUNICIPALITY.

[Memo No. 1067/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)), 4th April, 2023.]

The following draft variation to the land use envisaged in the notified Master Plan-2021 of Shambupur zone segment issued vide G.O.Ms.No:288 MA dt: 03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in plot No.42 & open land in Sy.No.226/B, 238/B, 370/A, 239 & 240 of Bachupally (V&M), Nizampet Mplty to a net extent of 2563.35 Sq.Mtrs, which is presently earmarked for Conservation use in the notified Master Plan-2021 of Shambupur zone segment issued vide G.O.Ms.No:288 MA dt: 03.04.2008, is now proposed to be designated as commercial use, as per NOCs issued by the Irrigation/Revenue Dept.subject to **the following conditions:**

1. The applicant shall pay Development Charges to HMDA as per rules in force, before issue of final orders
2. The applicant shall comply the conditions laid down in G.O.Ms.No.168 MA Dt: 07-04-2012.
3. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. The applicants is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of land use orders will be withdrawn without any notice.
6. CLU shall not be used as the proof of any title of the land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
8. The change of land use does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.
9. If the conversion charges are not paid within the stipulated time, the order of CLU will be withdrawn without any further notice.
10. The applicant shall handover road affected under proposed 30 mtrs wide master plan road to Municipality / local body at free of cost through registered gift deed before undertaking any developments in the site u/r.

SCHEDULE OF BOUNDARIES

North : 60 feet WBM Road
South : Vacant Land
East : 60 feet wide BT road (Nizampet - Bachupally road) (Proposed 100 feet)
West : Existing Villas (Layout with Houses).

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE ZONE IN PREMISES SITUATED AT JUBILEE HILLS, HYDERABAD.

[Memo No. 12602/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)), 4th April, 2023.]

The following draft variation to the land use envisaged in the notified Revised Development Plan (Master Plan) for GHMC circle-X (old circle No.V) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) vide G.O.Ms.No.363, MA, dt:21.08.2010, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Plot No.1106, in Premises No.8-2-293/82/A/1106 situated on Road No.55 of Jubilee Hills, Hyderabad to an extent of 1,131.35 Sq.mts/1,353.09Sq.Yds with proposed master plan road affected area of 32.43 Sq.mts/38.78 Sq.Yds. Hence, net plot area is 1098.73Sq.mts/1,314.07 Sq.Yds which is presently earmarked for Residential use in the notified Revised Development Plan (Master Plan) for GHMC circle-X (old circle No.V) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) issued vide G.O.Ms.No.363, MA, dt:21.08.2010, is now proposed to be designated as Commercial use, **subject to the following conditions:**

- a) Commercial uses will be considered subject to payment of 3 times impact fee.
- b) The applicant shall be allowed for usage of commercial activities as per G.O.Ms.No.766, dt.18.10.2007 and G.O. MS No: 363 MA dt. 21/08/2010 only.
- c) The applicant shall pay the Development charges / conversion charges / Change of land use charges to HMDA as per rules in force, before issue of final orders.
- d) The applicant shall pay the processing charges and publication charges and any other charges to HMDA as per rules in force, before issue of final orders.
- e) The applicant shall handover the proposed 18 mts / 60 feet wide Master plan road affected area to the local body/GHMC through registered gift deed at free of cost at the time of taking building permission.
- f) The applicant shall handover existing road widening area to the local body/GHMC through registered gift deed at free of cost at the time of taking building permission.
- g) If local body desires to acquire land area for the circulation network/any other purpose, then applicant has to handover required land/plot area to the local body through registered gift deed at free of cost at the time of taking building permission.
- h) The applicant shall comply all the conditions laid down in the GO.Ms.NO. 168. dt:07-04-2012 and in the G.O.Ms.No.363 dt:21-08-2010 and G.O.Ms.No.766, dt1d.10.2007 and other applicable G.O's.
- i) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- j) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigation occurs, the CLU orders will be withdrawn without any notice.
- k) If there is any court case is pending in court of law, the Owner/applicant/developer shall be responsible for settlement of the same and if any court orders against the Owner/applicant/developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without any notices and action will be taken as per law.
- l) The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.

- m) The CLU orders shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- n) The conversion charges / change of land use charges are not paid within the thirty days, the order of CLU will be withdrawn without any further notice.
- o) The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.
- p) The CLU does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- q) The applicant has to fulfill any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

- North : Existing Residential building.
- South : Existing Commercial Building (Tera House, Tera Soft, Technoflair, Luxurio Boutique).
- East : Existing Residential Building.
- West : Existing 50 feet wide road (proposed 60 feet).

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM OPEN SPACE USE TO RESIDENTIAL USE IN BANDLAGUDA VILLAGE, UPPAL MANDAL, MEDCHAL-MALKAJGIRI DISTRICT.

[Memo No. 4243/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)), 4th April, 2023.]

The following draft variation to the land use envisaged in the notified Master Plan of Hayathnagar Zone Segment -2021 vide G.O.Ms.No.288, MA &UD dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Plot no's: 240, 241, 242, 242/A & 242/B in Sy.No:41 of Bandlaguda Village, Uppal Mandal, Medchal-Malkajgiri District for an extent of 1682 Sq.mts., which is presently earmarked for Open space use in the notified Master Plan of Hayathnagar Zone Segment -2021 issued vide G.O.Ms.No.288, MA&UD dt:03.04.2008, is now proposed to be designated as Residential use, **subject to the following conditions** .

1. The applicant shall pay the Development /Conversion charges for change of land use to HMDA before confirming the CLU orders as per the rules in force.

2. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc and they responsible for any damage claiming by any one on account of change of land use proposed.
3. The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012.
4. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
5. If any dispute occurs regarding ownership of the applicant will be whole responsible for that.
6. CLU shall not be used as proof of any title of the land.
7. The applicant has to fulfill any other condition as may be imposed by the Competent Authority.
8. The Change of land sue does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
9. The applicant shall follow the court order in Writ Petition No.37489 of 2017.
10. The applicant shall demolish the existing building falling in the set-backs if any as per G.O.Ms.No.168, dt:07.04.2012.

SCHEDULE OF BOUNDARIES

North : Residential buildings.
 South : Shed
 East : Group of Residential apartments.
 West : about 30 feet wide kacha road.

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM MANUFACTURING USE TO RESIDENTIAL USE IN KARMANGHAT (V), SAROORNAGAR (M), L.B.NAGAR OF GHMC AREA, RANGA REDDY DISTRICT.

[Memo No. 5053/Plg.I(1)/2021, Municipal Administration & Urban Development (Plg.I(1)), 4th April, 2023.]

The following draft variation to the land use envisaged in the notified Master Plan issued vide G.O.Ms.No:288 MA dt: 03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 022.

DRAFT VARIATION

The site in Plot Nos. 170 to 173 & Part of Plot No. 174 in Sy.No.305 of Karmanghat (V), Saroornagar (M), L.B. Nagar of GHMC area, Ranga Reddy District to an extent of 1441.47 Sq.mtrs which is presently earmarked as Manufacturing Use as per notified Master Plan issued vide G.O.Ms.No:288 MA dt:03.04.2008, is now proposed to be designated as Residential use, subject to the following conditions.

1. The applicant shall pay the CLU Development / Conversion Charges to HMDA as per rules in force before issue of final orders.
2. The applicant shall comply the conditions laid down in G.O.Ms.No.168, MA, dt.07.04.2012.
3. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership aspects, the applicant will be whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects and if any litigation occurs, the Change of Land use orders will be withdrawn without any notice.
6. CLU shall not be uses as proof of any title of the land.
7. The applicant has to fulfil any other conditions as may be imposed by the Competent Authority.
8. The Change of Land use does not bar any public agency including HMDA / Local Authority to acquire land for any public purpose as per law.
9. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.

SCHEDULE OF BOUNDARIES

North : Existing residential house (G + 1 upper floor).
South : Owners vacant land.
East : Existing 30 ft wide B.T. Road.
West : Residential apartment and open land

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE TO RESIDENTIAL USE FOR THE LAND ALLOTTED BY THE THEN HUDA IN BANDLAGUDA (V), UPPAL (M), RANGA REDDY DISTRICT.

[Memo No. 11449/Plg.I(1)/2019, Municipal Administration & Urban Development (Plg.I(1)), 4th April, 2023.]

The following draft variation to the land use envisaged in the notified Master Plan of Hayathnagar Zone Segment - 2021 vide G.O.Ms.No.288, MA &UD dt:03.04.2008, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy.No.11 of Bandlaguda (V), Uppal (M), Ranga Reddy District for an extent of Ac.2-02 Gts, which is presently earmarked for Conservation use in the notified Master Plan of Hayathnagar Zone Segment - 2021 issued vide G.O.Ms.No.288, MA&UD dt:03.04.2008, is now proposed to be designated as Residential use, subject to the following conditions .

1. The applicant shall pay the Development /Conversion charges for change of land use to HMDA before confirming the CLU orders as per the rules in force.
2. The owner/applicant is solely responsible for any misrepresentation with regard to ownership/title, land ceiling clearance etc and they responsible for any damage claiming by any one on account of change of land use proposed.
3. The applicant shall comply with the conditions laid down in the G.o.Ms.No.168, dt:07.04.2012.
4. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
5. If any dispute occurs regarding ownership of the applicant will be whole responsible for that.
6. CLU shall not be used as proof of any title of the land.
7. The applicant has to fulfill any other condition as may be imposed by the Competent Authority.
8. The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
9. The applicant shall follow the court order in Writ Petition No.37489 of 2017.
10. The applicant shall demolish the existing building falling in the set-backs if any as per G.o.Ms.No.168, dt:07.04.2012.

SCHEDULE OF BOUNDARIES

North : Beer factory.
 South : Residential Buildings and vacant plots
 East : Vacant land.
 West : Beer factory.

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR
 CHANGE OF LAND USE FROM RESIDENTIAL USE ZONE TO COMMERCIAL USE, IN PREMISES
 SITUATED AT JUBILEE HILLS, HYDERABAD.

[Memo No. 2231/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)), 4th April, 2023.]

The following draft variation to the land use envisaged in the notified Revised Development Plan (Master Plan) for GHMC circle-X (old circle No.V) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) vide G.O.Ms.No.363, MA, dt:21.08.2010, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTCP Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Plot No.1108, in premises No.8-2-293/82/A/1108 situated on road No.55 of Jubilee hills, Hyderabad for an extent of 1002.52sq.mts with proposed master

plan road affected area of 32.42sq.mts net plot area is 970.10 sq.mts. which is presently earmarked for Residential use in the notified Revised Development Plan (Master Plan) for GHMC circle-X (old circle No.V) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) issued vide G.O.Ms.No.363, MA, dt:21.08.2010, is now proposed to be designated as Commercial use, subject to the following conditions .

- a) Commercial uses will be considered subject to payment of 3 times impact fee.
- b) The applicant shall allow for usage of commercial activities as per G.O.Ms.No.766, dt.18.10.2007 and G.O. MS No: 363 MA dt: 21/08/2010 only.
- c) The applicant shall pay the Development charges / conversion charges / Change of land use charges to HMDA as per rules in force, before issue of final orders.
- d) The applicant shall pay the processing charges and publication charges and any other charges to HMDA as per rules in force, before issue of final orders.
- e) The applicant shall handover the 18 mts / 60 feet wide Master plan road affected area to the local body through registered gift deed at free of cost at the time of taking building permission.
- f) The applicant shall handover existing road widening area to the local body through registered gift deed at free of cost at the time of taking building permission.
- g) If local body desires to acquire land area for the circulation network, then applicant has to handover required land/ plot area to the local body through registered gift deed at free of cost at the time of taking building permission.
- h) The applicant shall comply all the conditions laid down in the G.O.Ms_No:168, dt:07.04.2012 and in the G.O.Ms_No.363 dt:21.08.2010 and G.O.Ms.No.766, dt.18.10.2007 and other applicable G.O's.
- i) The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.
- j) The applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigation occurs, the CLU orders will be withdrawn without any notice.
- k) If there is any court case is pending in court of law, the Owner/applicant/developer shall be responsible for settlement of the same and if any court orders against the Owner/applicant/developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without any notices and action will be taken as per law.
- l) The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
- m) The CLU orders shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights
- n) The conversion charges / change of land use charges are not paid within the thirty days, the order of CLU will be withdrawn without any further notice.

- o) The applicant shall not disturb the Natural position of the Nala/Channel if any passing through the site.
- p) The CLU does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
- q) The applicant has to fulfill any other conditions as may be imposed by the competent authority.
- r) The applicant has to maintain the building setback as per the G.O.Ms.No.168, dt:07.04 .2012.
- s) The applicant has to submit Revenue sketch showing the exact location of site in the said Sy.Nos., issued by concerned Tahsildar before issuance of final CLU orders.

SCHEDULE OF BOUNDARIES

North : Existing Commercial building.
 South : Existing Residential Building.
 East : Existing Residential Building.
 West : Existing 50feet wide road (proposed 60 feet road).

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE TO PUBLIC AND SEMI PUBLIC USE (INCLUDES COMPUTER SOFTWARE UNITS) IN ORELLA VILLAGE, CHEVELLA MANDAL & RANGA REDDY DISTRICT.

[Memo No. 12401/Plg.I(1)/2022, Municipal Administration & Urban Development (Plg.I(1)), 4th April, 2023.]

The following draft variation to the land use envisaged in the Notified Master Plan MDP-2031 and as per the Zoning regulations approved by the Government vide G.O.Ms.No.33 MA dated.24.01.2013, which is proposed in exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Telangana Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Telangana. Objections or suggestions should be addressed to the Special Chief Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, DTC? Office, Telangana, Hyderabad - 500 004.

DRAFT VARIATION

The site in Sy.No.156 of Orella Village, Chevella Mandal & Ranga Reddy District to an extent of 20234.43 Sq.mtrs which is presently earmarked for Conservation use in the notified Master Plan MDP-2031 approved by the Government vide G.O.Ms.No.33 MA dated.24.01.2013 is now proposed to be designated as Public and Semi Public use (Includes Computer Software Units) **subject to following conditions:**

1. The applicant shall pay the Development/Conversion Charges to HMDA as per rules in force before issue of final orders.
2. The applicant shall comply the conditions laid down in G.O.Ms.No.168 MA Dt:07.04.2012.

3. The applicant shall obtain prior permission from HMDA before undertaking any development on the site under reference.
4. If any dispute occurs regarding ownership of the applicant will be the whole responsible for that.
5. The applicant is whole responsible if any discrepancy occurs in the ownership aspects & ULC aspects & if any litigation occurs, the Change of Land Use orders will be withdrawn without any notice.
6. CLU shall not be used as proof of any title of the Land.
7. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
8. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
9. If the conversion charges are not paid within the stipulated time, permission will be withdrawn without any further notice.
10. To demolish the existing old sheds and old building before undertaking any development on the site under reference.

SCHEDULE OF BOUNDARIES

North	:	Neighbour land in Sy.No.158/P of Orella (V).
South	:	Neighbour land in Sy.No.155 & 156 of Orella (V).
East	:	Neighbour land in Sy.No.155 of of Orella (V).
West	:	19.30 Mts B.T Road.

ARVIND KUMAR,

Special Chief Secretary to Government.

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